

Application Number 07/2017/1780/FUL

Address Mill Brow Farm
Liverpool Road
Hutton
Lancashire
PR4 4AS

Applicant Mr Stephen Holden

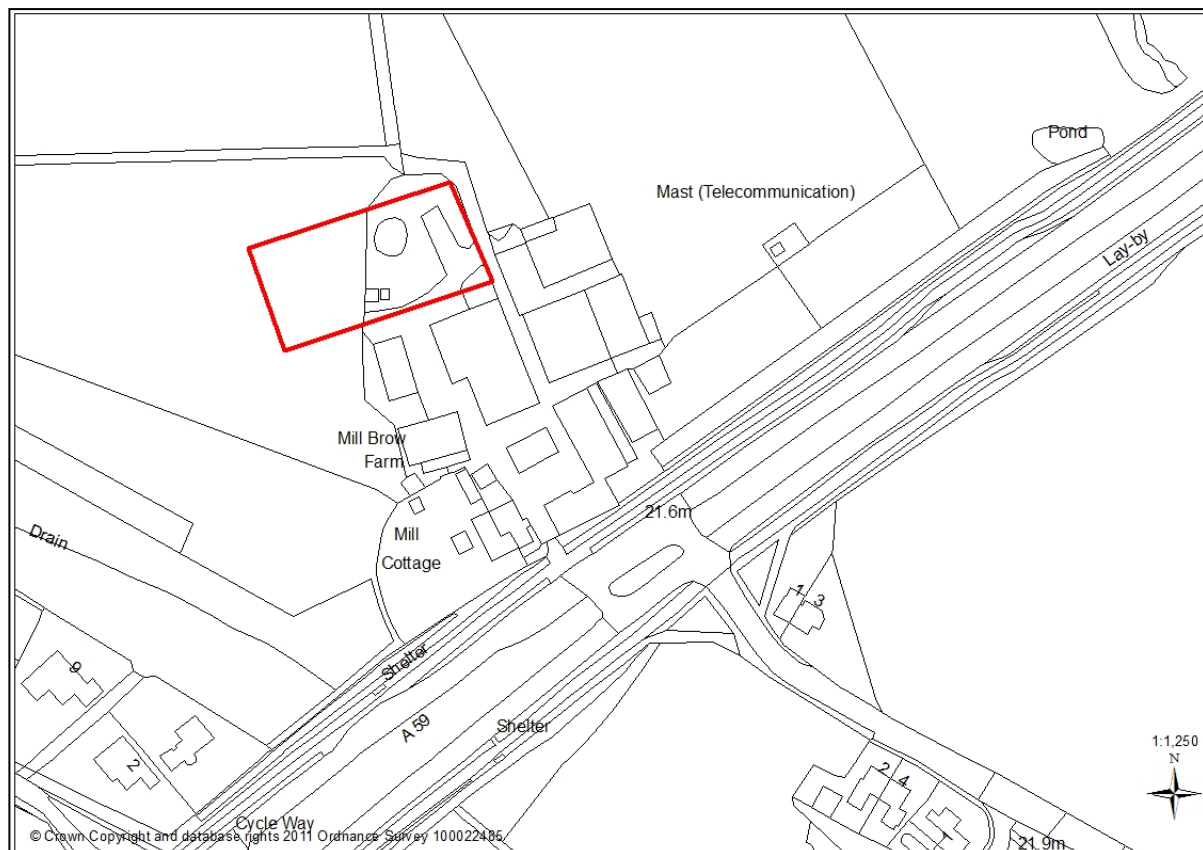
Agent Mrs Melanie Lawrenson

5 Bobbin Mill Cottages
Stubbins Lane
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PR3 0PL
United Kingdom

Development Erection of a detached building to house dairy cattle

Officer Recommendation **Approval with Conditions**
Officer Name **Mr Chris Sowerby**

Date application valid 28.06.2017
Target Determination Date 27.09.2017
Extension of Time N/A



1. REPORT SUMMARY

1.1 The application relates to Mill Brow Farm, off Liverpool Road, in Hutton. The application site and the surrounding area are designated as Green Belt in the Local Plan.

1.2 The application proposes the erection of detached building to house dairy cattle in order to meet animal space allocations advised by DEFRA.

1.3 Policy G1 in the Local Plan, relating to development in the Green Belt, confirms the erection of agricultural buildings in the Green Belt as an acceptable form of development. The siting of the building, on the periphery of an existing cluster of agricultural buildings, minimises the visual impact of the proposal and is considered to prevent the proposal from having a detrimental impact on the openness of the Green Belt.

1.4 Sufficient distances are present to prevent the proposal from having an undue impact on the amenities of neighbouring residential properties. There are no highway safety implications.

1.5 The application complies with Policy 17 of the Core Strategy together with Policies G1 and G17 of the Local Plan. The application is therefore recommended for approval subject to the imposition of conditions.

2. APPLICATION SITE AND SURROUNDING AREA

2.1 The application relates to Mill Brow Farm, off Liverpool Road, in Hutton. The farm covers some 65 hectares and has a dairy herd of 90 cows, which is soon to increase to 120 cows.

2.2 The application site and the surrounding area are designated as Green Belt in the Local Plan.

3. PROPOSAL

3.1 The application proposes the erection of detached building to house dairy cattle.

3.2 The proposed building measures 51.8m (length) x 22.8m (width) x 4.2-7.7m (height) with a pitched roof. The building would be constructed with a steel portal frame and roof clad in cement fibre sheeting. The walls would be constructed in concrete blocks to 1.2m with sections of timber boarding and profile time sheeting above.

3.3 Supporting information submitted by the applicant states that the current facility is outdated and inadequate in terms of animal space allocations as advised by DEFRA. The proposed building would free up the existing cattle housing to be used by dairy young stock.

4. SITE HISTORY

4.1 Numerous applications have been made on the site relating to the agricultural enterprise. The most recent planning application on the site was in 2016 (07/2016/0152/FUL) and was for the erection of a steel ring slurry store. This application was approved.

5. REPRESENTATIONS

5.1 No letters of representation have been received in relation to the proposal.

6. CONSULTATION REPLIES

The **Environment Agency** have raised no objections to the proposal and highlighting DEFRA and Environment Agency regulations that need to be abided to.

7. MATERIAL CONSIDERATIONS

Policy Considerations

7.1 i) Core Strategy Policy Considerations

7.1.1 Policy 17 of the Core Strategy, which is entitled 'Design of New Buildings', requires an assessment to be made of the design of new buildings to ensure that they are in character with the surroundings and will not adversely affect neighbours.

7.2 ii) South Ribble Local Plan

7.2.1 Within the Local Plan the site is allocated as Green Belt. The policy relating to development in the Green Belt, Policy G1, states:

"As set out in the NPPF (National Planning Policy Framework), there is a general presumption against inappropriate development within the Green Belt. Planning permission will not be given for the construction of new buildings unless there are very special circumstances.

Exceptions to this are:

- a) buildings for agriculture and forestry;*
- b) provision of appropriate facilities for outdoor sport, outdoor recreation and for cemeteries, as long as it preserves the openness of the Green Belt and does not conflict with the purposes of including land within it;*
- c) the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building;*
- d) the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces;*
- e) limited infilling in villages, and limited affordable housing for local community needs under policies set out in the Local Plan; or*
- f) limited infilling or the partial or complete redevelopment of previously developed sites (brownfield land), whether redundant or in continuing use (excluding temporary buildings), which would not have a greater impact on the openness of the Green Belt and the purpose of including land within it than the existing development."*

7.2.2 As the building is to be used in connection with the existing agricultural enterprise, the development falls within criterion a) and is an acceptable form of development in the Green Belt.

7.3 Character and Design

7.3.1 The proposed building would be built on the periphery of an existing cluster of buildings that form the centre for the farm's operation. This minimises the visual impact of the proposal and is considered to prevent the proposal from having a detrimental impact on the openness of the Green Belt.

7.4 Relationship to Neighbours

7.4.1 The nearest residential property (Mill Brow Cottage) is some 75m to the south of the site with intervening agricultural buildings. This distance is considered to be sufficient to prevent the proposal from unduly impacting on the amenities of neighbouring properties in terms of overlooking / loss of privacy and overshadowing / overdominance. The proposal therefore complies with the requirements of Policy G17 of the Local Plan.

7.5 Highway Issues

7.5.1 As the proposed building would be associated with existing use of the site the proposal is not considered to materially alter traffic to and from the site.

7.6 CONCLUSION

7.6.1 The proposal is considered to be acceptable in principle and, given its siting, will not have an adverse impact on the character and appearance of the area or the openness of the Green Belt. A sufficient distance would be present to neighbours to prevent the proposal from having an undue impact on the amenities of residential properties. The proposed

development complies with Policy 17 of the Core Strategy and Policies G1 and G17 of the Local Plan and is therefore recommended for approval, subject to the imposition of conditions.

RECOMMENDATION:

Approval with Conditions.

RECOMMENDED CONDITIONS:

1. That the development must be begun not later than the expiration of three years beginning with the date of this permission.

REASON: Required to be imposed pursuant to section 91 of the Town and Country Planning Act 1990.

2. The development, hereby permitted, shall be carried out in accordance with the submitted approved plan numbered ml/SH/5615.

REASON: To ensure a satisfactory standard of development in accordance with Policy 17 in the Central Lancashire Core Strategy and Policy G17 in the South Ribble Local Plan.

RELEVANT POLICY

17 Design of New Buildings (Core Strategy Policy)

POLG1 Green Belt

POLG17 Design Criteria for New Development

Note:

1. The proposed development must fully comply with the terms of The Water Resources (Control of Pollution) (Silage, Slurry and Agricultural Fuel Oil) (England) (SSAFO) Regulations 2010 and as amended 2013. Environmental good practice advice is available in The Code of Good Agricultural Practice (COGAP) for the protection of water, soil and air (produced by DEFRA). The applicant is advised to review the existing on-farm slurry and manure storage and ensure compliance with the SSAFO Regulations.

Any agricultural development that will result in an increase in cattle numbers or water usage may adversely impact the storage of waste waters, slurry and other polluting matter.

2. Further guidance is available from the following documents:-

- o Storing silage, slurry and agricultural fuel oil

- <https://www.gov.uk/guidance/storing-silage-slurry-and-agricultural-fuel-oil>

- o Protecting our Water, Soil and Air: A Code of Good Agricultural Practice for farmers, growers and land managers

3. The applicant is advised to review the existing on-farm slurry and manure storage and ensure compliance with the SSAFO Regulations. You must inform the Environment Agency, verbally (telephone 03708 506 506) or in writing, of a new, reconstructed or enlarged slurry store, silage clamp or fuel stores at least 14 days before starting any construction work. The notification must include the type of structure, the proposed design and construction, and once an agreed proposal has been constructed we will ask you to contact us for permission to start using the facility.
